PICK-UP

Davidson County DEEDWARR
Recvd: 10/06/06 14:13 2 pgs
Fees:13.00 Taxes:51.62
20061006-0124645

This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Bobby Sanders and wife,
Diane Sanders

TO: Shaun ~~van Bergen~~ VANBERGEN and
Terissa Cantrell
217 Bandy Rd.
Ashland City, TN. 37015

MAP: 046-00-0

PARCEL: 91

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Bobby Sanders and wife, Diane Sanders, Grantors herein; have bargained and sold and by these presents do convey unto Shaun ~~van Bergen~~ VANBERGEN and Terissa Cantrell, as equal tenants in common, Grantees herein, their heirs and assigns, the following described property:

> LAND in the 14th Civil District of Davidson County, Tennessee, being Tract No. 15 of the Dawson Property, and more particularly described as follows: BEGINNING at an I. P. and M. F. P. in a new pile of rocks in the center of a creek where the creek crosses the south line of the Harris A. Gilbert property, as shown of record in Book 4199, Page 868, Register's Office for Davidson County, Tennessee; thence South 4 degrees 12 minutes 18 seconds East 850.44 feet passing through an I.P. and M.F.P. in the north margin of a 50 foot ingress and egress easement to a point in the centerline of said easement; thence with the centerline of said easement, South 55 degrees 43 minutes 42 seconds West 103.73 feet; South 53 degrees 03 minutes 11 seconds West 332.25 feet; and South 65 degrees 33 minutes 50 seconds West 80 feet; thence leaving said easement and passing through an I.P. and M.F.P. offset at 29.05 feet, North 19 degrees 34 minutes 01 second West, in all 832.88 feet to an I.P. and M.F.P.; thence North 61 degrees 02 minutes 16 seconds East 1412.24 feet to the beginning, containing 11.307 acres, more or less, according to survey of Thomas H. Alley, No. 922, dated March 21, 1985.
>
> AND BEING the fifth tract conveyed to grantors by deed of record in Book 10750, page 43, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2006 Davidson County land taxes payment of which is assumed by grantees herein and the ingress and egress easement the centerline of which bounds the hereinabove described property.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant

with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 8th day of June, 2006.

Bobby L. Sanders

BOBBY L. SANDERS
by Diane Sanders, Attorney in fact of
record as Instrument No. 200606120069662
RODCTN.

DIANE SANDERS

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, DIANE SANDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 8th day of June, 2006.

Patsy J. Wilson

NOTARY PUBLIC

My commission expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Diane Sanders, to me known to be the person who executed the foregoing instrument in behalf of Bobby Sanders and who acknowledged that she executed the same as the free act and deed of the said Bobby Sanders. Witness my hand and seal at office this 8th day of June, 2006.

Patsy J. Wilson

NOTARY PUBLIC

My Commission Expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $ 13,950.

Grantee

SWORN to and subscribed before me this the 18 day of June, 2006.

Ann Marie Garr

NOTARY PUBLIC

My commission expires: My Commission Expires MAY 23, 2009